113.0	0008	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	671,000 / 671,000
					USE VALUE:	671,000 / 671,000
					ASSESSED:	671,000 / 671,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
99		NEWLAND RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPENCER JUSTIN & JILL
Owner 2:	
Owner 3:	
Street 1:	99 NEWLAND RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LUCARELLI EUGENE--ETAL -
Owner 2:	LUCARELLI FLORENCE -
Street 1:	99 NEWLAND RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Wood Shingle Exterior and 1980 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	282,500		388,500	671,000
Total Card	0.103	282,500		388,500	671,000
Total Parcel	0.103	282,500		388,500	671,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 338.89 | /Parcel: 338.89

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72771
GIS Ref	
GIS Ref	
Insp Date	09/29/18

!8832!

PREVIOUS ASSESSMENT

Parcel ID: 113.0-0008-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	282,500	0	4,500.	388,500	671,000		Year end	12/23/2021
2021	101	FV	274,000	0	4,500.	388,500	662,500		Year End Roll	12/10/2020
2020	101	FV	274,000	0	4,500.	388,500	662,500	662,500	Year End Roll	12/18/2019
2019	101	FV	216,200	0	4,500.	383,000	599,200	599,200	Year End Roll	1/3/2019
2018	101	FV	216,200	0	4,500.	294,100	510,300	510,300	Year End Roll	12/20/2017
2017	101	FV	216,200	0	4,500.	277,500	493,700	493,700	Year End Roll	1/3/2017
2016	101	FV	208,300	0	4,500.	255,300	463,600	463,600	Year End	1/4/2016
2015	101	FV	203,200	0	4,500.	238,700	441,900	441,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:00:23

LAST REV

Date	Time
11/17/20	11:14:00
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUCARELLI EUGEN	66380-13		11/13/2015		595,000	No	No		
	15802-55		9/1/1984		119,000	No	No		Y

USER DEFINED

Prior Id # 1:	72771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/2020	1086	Re-Roof	8,250	C				
4/17/1998	207	Wood Dec	3,800					16X22 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	Inspected	PH	Patrick H
8/10/2018	MEAS&NOTICE	BS	Barbara S
8/25/2016	Sales Review	PT	Paul T
4/6/2016	SQ Returned	MM	Mary M
12/5/2008	Meas/Inspect	355	PATRIOT
4/19/2001	Inspected	PM	Peter M
2/8/2000	Measured	263	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	388,499	Spl Credit		Total:	388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33005178
Const Adj.:	0.98990101
Adj $ / SQ:	171.161
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409490
Depreciation:	126942
Depreciated Total:	282548

COMMENTS

PDAS /BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

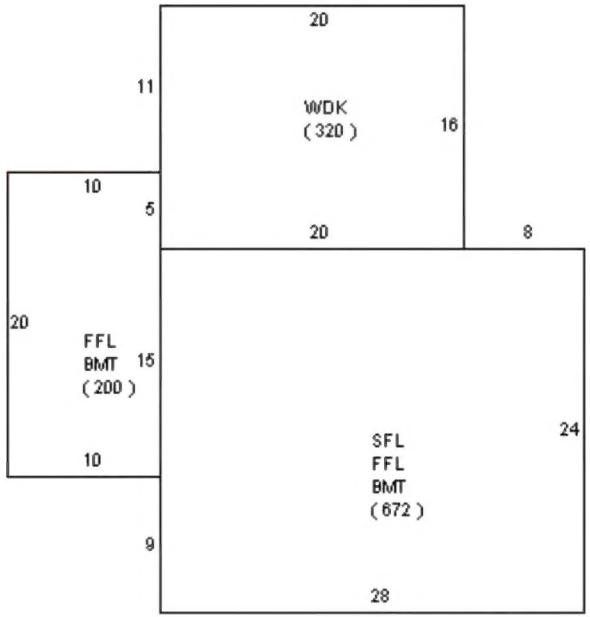
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.16
Special Features:	0	Val/Su Net:	103.25
Final Total:	282500	Val/Su SzAd	182.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	872	68.040	59,328
FFL	First Floor	872	171.160	149,252
SFL	Second Floor	672	171.160	115,020
WDK	Deck	320	9.030	2,891

Net Sketched Area:	2,736			Total:	326,491
Size Ad	1544	Gross Area	2736	FinArea	1980

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

113.0-0008-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	